

## IMPROVED METHODS HELP HOMESEEEKERS

**Logical Reasons Advanced for Continued Building Activity, Particularly in Cases of Moderate-priced Homes—No Slump Is Anticipated for Fall.**

Although the middle of September is still several weeks off, the leasing season is practically in full swing and has been advancing by leaps and bounds for at least two weeks. At present it is at least that much ahead of what has hitherto been the normal season.

Already a number of important leases to government officials, members of the diplomatic corps, prospective recruits to the fashionable winter colony, and Senators and Representatives have been announced, and the real list of names is admittedly being withheld by agents pending the closing of prospective leases.

In the cases of Senators and Representatives, the early leasing of homes for next winter may be accounted for by the length of the recent session and the uncertainty of the date for adjournment. With several newcomers in the Senate and more than a hundred new members in the House, the "open" season for national legislators was advanced just four months on the real estate calendar by the extra session.

This, too, may be held accountable for the early closing of deals in the cases of some government officials who otherwise would have waited for fall before finally settling on next winter's residence.

**Awakening Expected Soon.**

What the effect of the summer's rush in the real estate market will be on next fall's business has given rise to no little conjecture. It is true, the market is now having a breathing spell. The long expected midsummer slump showed up about two months late and conditions are being given a chance to readjust themselves before fall. And, although some pessimistically expect a fall slump to counterbalance the summer boom, the prevailing opinion favors a continuation of the good conditions and of the advance in real estate values that has marked the boom.

The phenomenal building activity, which is continuing even though sales are fewer, has been looked for as a sudden cessation for years by the pessimists, and even by those who have wished to see it continue, though unable to understand how such a continuation would be possible. But the activity has continued far beyond the first period marked for its cessation; it has continued and increased, and it is not expected to stop.

Dividing the building field into two departments, residential and business, the increase is found in both. In both all records have gone by the board in the last year.

**Many New Residences.**

Certainly never before have so many new residences been erected in such a short space of time, certainly in no such a period of time has Washington seen the completion, beginning, or planning of such handsome or so many business buildings—office structures, hotels, and homes for large numbers of people.

In the residential field the greatest activity has centered around the construction of moderate priced homes. A number of handsome residences have been or are being erected, but the activity has not been as great by far, even proportionately, as in moderate priced homes, that is, houses selling at from \$1,500 to \$3,000. The apartment house construction has been fast and furious, but even here the pace has been surpassed by the moderate priced home.

**Good Reasons Advanced.**

Many explanations are advanced for this activity in the construction of low-priced homes. In the first place, it is said, a better home now is obtainable for less money than hitherto because construction is cheaper. New and better building materials are to be had for less money than formerly; new and cheaper means of construction are being used. The erection, by builders with plenty of capital, of houses in large numbers has lessened the individual expense—a money-saving plan through which the home-seeker has been allowed to profit as well as the builder.

Another explanation advanced is that the builder of moderate priced homes is not forced to depend upon a natural increase in population or a per capita increase of wealth for buyers. Thousands of those for whom the new homes are disposed of are people who hitherto have never attempted to lease a home, much less buy one. Hundreds who have contented themselves with membership in a boarding-house family year after year have been shown where they can have their own home because advanced methods of buying and building have made

### NEW CEMENT PLANT NEARLY COMPLETED

Charles D. Fowler is establishing home industries as well as homes in his popular new subdivision, Maryland Park. Mr. Fowler is working on a community plan to a certain extent, and the first intimation of the success of his efforts is seen in the extensive cement works he has attracted to his subdivision.

The plant, which will cost in the neighborhood of \$20,000, is now practically completed. It will employ about 100 men, and here the second half of Mr. Fowler's plan shows up. For, finding that they can obtain home sites and new houses in a few minutes' walk of the scene of their daily labors, many of the employees of the plant are negotiating for homes in Maryland Park. Several deals of this character have been closed, and still more are pending.

### BOUIC HAS PASSED THE \$100,000 MARK.

The week's record of sales by the firm of Harry V. Bouic & Co. brings the total of that firm up to \$100,000, after only twenty-four days in the local field.

The firm reports the sale of seven one-story stores, numbering 715 to 727 T street northwest, to Mrs. L. G. Cannon. The sale was made in connection with Thomas J. Fisher & Co. The consideration was \$15,000. The stores were built recently by Louis H. Emmert.

The same firm reports the sale of four houses between North Capitol and First streets northwest. John J. Heany bought No. 26, George S. Britt bought No. 30, Fremont F. Claffin bought No. 34, and No. 38 was sold to a purchaser whose name is withheld. The consideration in each case was \$5,250. The houses contain six rooms, reception hall, and bath. They are of red brick construction and contain two stories and cellars.

### STAPLES TO BUILD HOTEL IN F STREET

**Negotiations Are Practically Closed, Says Report.**

O. G. Staples, late proprietor of the Riggs House, on the former site of which a handsome theater and office building is now being erected, will build Washington another hotel and place it in F street.

This is the gist of an interesting and apparently well-founded report that leaked out and was given some circulation yesterday. Mr. Staples is now out of town and few details could be learned, as the entire proposition is being held up by the absence of certain financial men from Washington.

Mr. Staples, who is one of the wealthy men of Washington, is a heavy real estate holder in the District and himself owns some valuable property in F street. It is not believed, however, that Mr. Staples contemplates the erection of the new hotel on any ground now owned by him, as he has an option on three F street sites, according to the report.

The deal is now held up through the absence of certain bank officials. Mr. Staples has approached, it is understood, a local bank with a view to negotiating a \$150,000 or \$200,000 loan. Owing to the absence of members of the executive committee of the bank, the proposition is now hanging fire.

There is, apparently, little doubt but that the preliminaries will be closed within a few weeks. An architect already is working on the specifications, which will call for a nine-story hotel building, modern in every detail. Negotiations have been practically closed, it is understood, with a local builder to erect the new structure.

### SEVENTY LOTS SOLD.

**Fairlawn Subdivision Proving Popular with Local Home-seekers.**

Fairlawn, the attractive subdivision recently opened by Oscar C. Brothers, Jr., has suffered little from the so-called midsummer slump. It reports from northeast Washington are to be credited.

Mr. Brothers, despite the short time that has elapsed since the formal opening of his subdivision, is able to report the sale of seventy lots, and there are several deals still pending.

The mineral wealth of Craggan is beginning to attract the attention of capitalists from other countries, for within its limits are found nearly every known mineral.

### FAMOUS HOSTELRY PASSING.



Cabin John Bridge Hotel, favored by Presidents, is about to leave its field to others.

### MR. C.A. SNOW'S HOME SOLD FOR \$45,000

**Handsome Estate in Newton Street Sold by Sansbury Firm to Samuel J. Masters. Other Sales Reported.**

"Ingleside," the former home of Mr. Chester A. Snow, at 1515 Newton street northwest, has been sold to Samuel J. Masters, a prominent business man of this city, through the real estate firm of N. L. Sansbury. About \$45,000 was paid for the property, which is the largest residence to change hands in recent weeks.

The property has a frontage of 250 feet, the residence itself having a frontage of 125 feet. The house stands in the center of the grounds and contains seventeen rooms and four baths, and is handsomely finished throughout.

The exterior of the place and the arrangement of the grounds presents a

most attractive and picturesque ensemble. The house is finished with stucco outside, and is practically covered with ivy. Several very handsome original forest oaks are grouped around the grounds, and there is an abundance of flowering shrubs and flowers. A large garage occupies the western portion of the lot.

The same real estate firm reports a number of other deals recently closed. John R. Halship has bought lot 12, square 2808, for \$1,700. Harry Wadman has sold through the firm the two-story cellar and attic house at 1402 Deland street for \$3,000. The house contains nine rooms, two baths, and has a frontage of forty-five feet.

To George L. McCurdy has been sold the two-story and attic residence at 1217 Deland street, built by John R. Halship, and containing nine rooms and bath. The price was \$7,000. For Ellwood O. Wagner, premises 1402 Belmont street northwest, a three-story ten-room brick house, just completed. The purchaser, Mrs. Mary E. Stewart, will occupy it as her residence. The price was about \$10,000. To William M. Harrison, three lots on Pennsylvania avenue, between L and M streets, for \$1,000. The purchaser will improve the property by the erection of three houses.

### DAILY COURT RECORD (Friday, August 25, 1911.)

#### DISTRICT COURTS.

##### Equity Court.

##### JUSTICE STAFFORD.

No. 1864. Demont vs. Richards et al.; sale confirmed. Attorney, R. H. Healy.

No. 1865. Demont vs. Richards et al.; sale confirmed. Attorney, R. H. Healy.

No. 1866. Demont vs. Richards et al.; sale confirmed. Attorney, R. H. Healy.

No. 1867. Demont vs. Richards et al.; sale confirmed. Attorney, R. H. Healy.

No. 1868. Demont vs. Richards et al.; sale confirmed. Attorney, R. H. Healy.

No. 1869. Demont vs. Richards et al.; sale confirmed. Attorney, R. H. Healy.

No. 1870. Demont vs. Richards et al.; sale confirmed. Attorney, R. H. Healy.

No. 1871. Demont vs. Richards et al.; sale confirmed. Attorney, R. H. Healy.

No. 1872. Demont vs. Richards et al.; sale confirmed. Attorney, R. H. Healy.

No. 1873. Demont vs. Richards et al.; sale confirmed. Attorney, R. H. Healy.

No. 1874. Demont vs. Richards et al.; sale confirmed. Attorney, R. H. Healy.

No. 1875. Demont vs. Richards et al.; sale confirmed. Attorney, R. H. Healy.

No. 1876. Demont vs. Richards et al.; sale confirmed. Attorney, R. H. Healy.

No. 1877. Demont vs. Richards et al.; sale confirmed. Attorney, R. H. Healy.

No. 1878. Demont vs. Richards et al.; sale confirmed. Attorney, R. H. Healy.

No. 1879. Demont vs. Richards et al.; sale confirmed. Attorney, R. H. Healy.

No. 1880. Demont vs. Richards et al.; sale confirmed. Attorney, R. H. Healy.

No. 1881. Demont vs. Richards et al.; sale confirmed. Attorney, R. H. Healy.

No. 1882. Demont vs. Richards et al.; sale confirmed. Attorney, R. H. Healy.

No. 1883. Demont vs. Richards et al.; sale confirmed. Attorney, R. H. Healy.

No. 1884. Demont vs. Richards et al.; sale confirmed. Attorney, R. H. Healy.

No. 1885. Demont vs. Richards et al.; sale confirmed. Attorney, R. H. Healy.

No. 1886. Demont vs. Richards et al.; sale confirmed. Attorney, R. H. Healy.

No. 1887. Demont vs. Richards et al.; sale confirmed. Attorney, R. H. Healy.

No. 1888. Demont vs. Richards et al.; sale confirmed. Attorney, R. H. Healy.

No. 1889. Demont vs. Richards et al.; sale confirmed. Attorney, R. H. Healy.

No. 1890. Demont vs. Richards et al.; sale confirmed. Attorney, R. H. Healy.

No. 1891. Demont vs. Richards et al.; sale confirmed. Attorney, R. H. Healy.

No. 1892. Demont vs. Richards et al.; sale confirmed. Attorney, R. H. Healy.

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No. 1894. Demont vs. Richards et al.; sale confirmed. Attorney, R. H. Healy.

No. 1895. Demont vs. Richards et al.; sale confirmed. Attorney, R. H. Healy.

No. 1896. Demont vs. Richards et al.; sale confirmed. Attorney, R. H. Healy.

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No. 1914. Demont vs. Richards et al.; sale confirmed. Attorney, R. H. Healy.

No. 1915. Demont vs. Richards et al.; sale confirmed. Attorney, R. H. Healy.

No. 1916. Demont vs. Richards et al.; sale confirmed. Attorney, R. H. Healy.

No. 1917. Demont vs. Richards et al.; sale confirmed. Attorney, R. H. Healy.

No. 1918. Demont vs. Richards et al.; sale confirmed. Attorney, R. H. Healy.

##### Bankruptcy Petitions.

No. 78. In re Edward T. Morrissey; voluntary. Reorganization. \$2,000; application and reference. Attorney, William L. Browning.

No. 79. In re Warren J. Coffin; voluntary. Reorganization. \$2,000; application and reference. Attorney, George C. Gorman.

No. 80. In re Warren J. Coffin; voluntary. Reorganization. \$2,000; application and reference. Attorney, George C. Gorman.

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## ANNOUNCEMENT Maryland Park

We will have a \$20,000 cement plant manufacturing everything that is made of cement, employing 100 men (all white). Work to commence on buildings, etc., September 15.

The cement plant will make this popular subdivision, MARYLAND PARK, a self-supporting town.

If you are wise and want to make money, BUY MARYLAND PARK LOTS NOW. Prices will be positively advanced 50 per cent after September 15.

**Lots will be sold at Special Prices of \$100 up until September 10 and on terms of \$5.00 down and \$2.00 month. No interest—no taxes.**

Remember, after that date our prices will be advanced 50 per cent. However, none may be offered for sale after this date, as we contemplate the erection of thirty houses on our new addition.

We have three beautiful cottages just completed that we will sell on terms same as rent.

NOTICE—Residents of MARYLAND PARK who may desire employment in the \$20,000 cement works will be given preference over all others.

Make up your mind quick. Decide before it is too late. Positively only a limited number of lots to be sold.

Put your money into a lot and watch it grow. Our automobiles at your service. See us at once.

## CHAS. D. FOWLER

Washington Loan and Trust Building.

